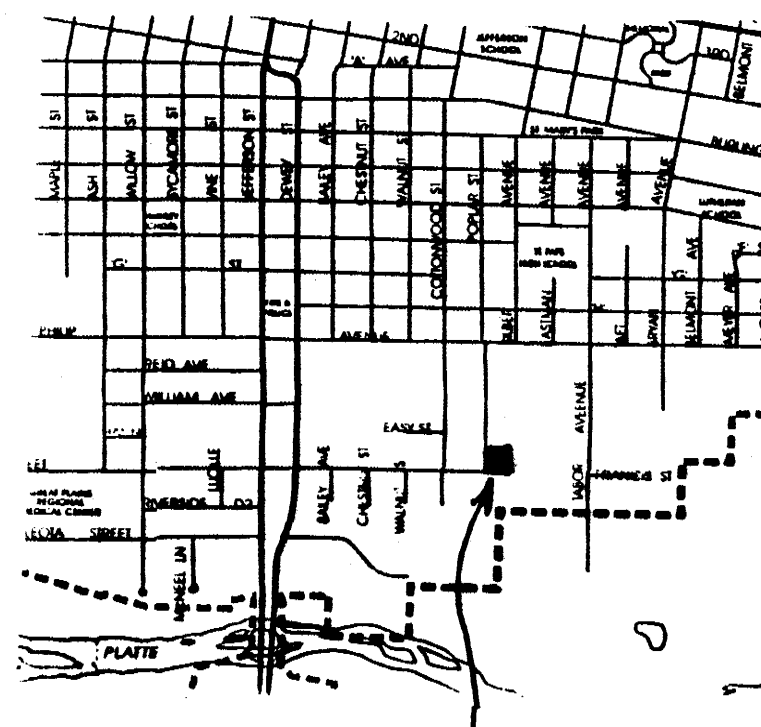


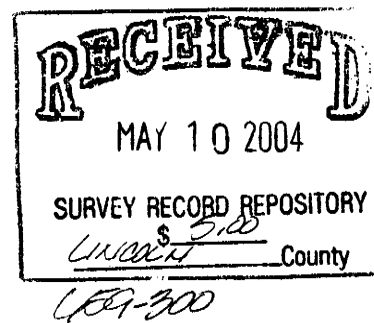
Syberia Replat

of Lot 5, Fritz's Subdivision,
North Platte, Lincoln County, Nebraska

1" = 50' March 2004



Syberia Replat



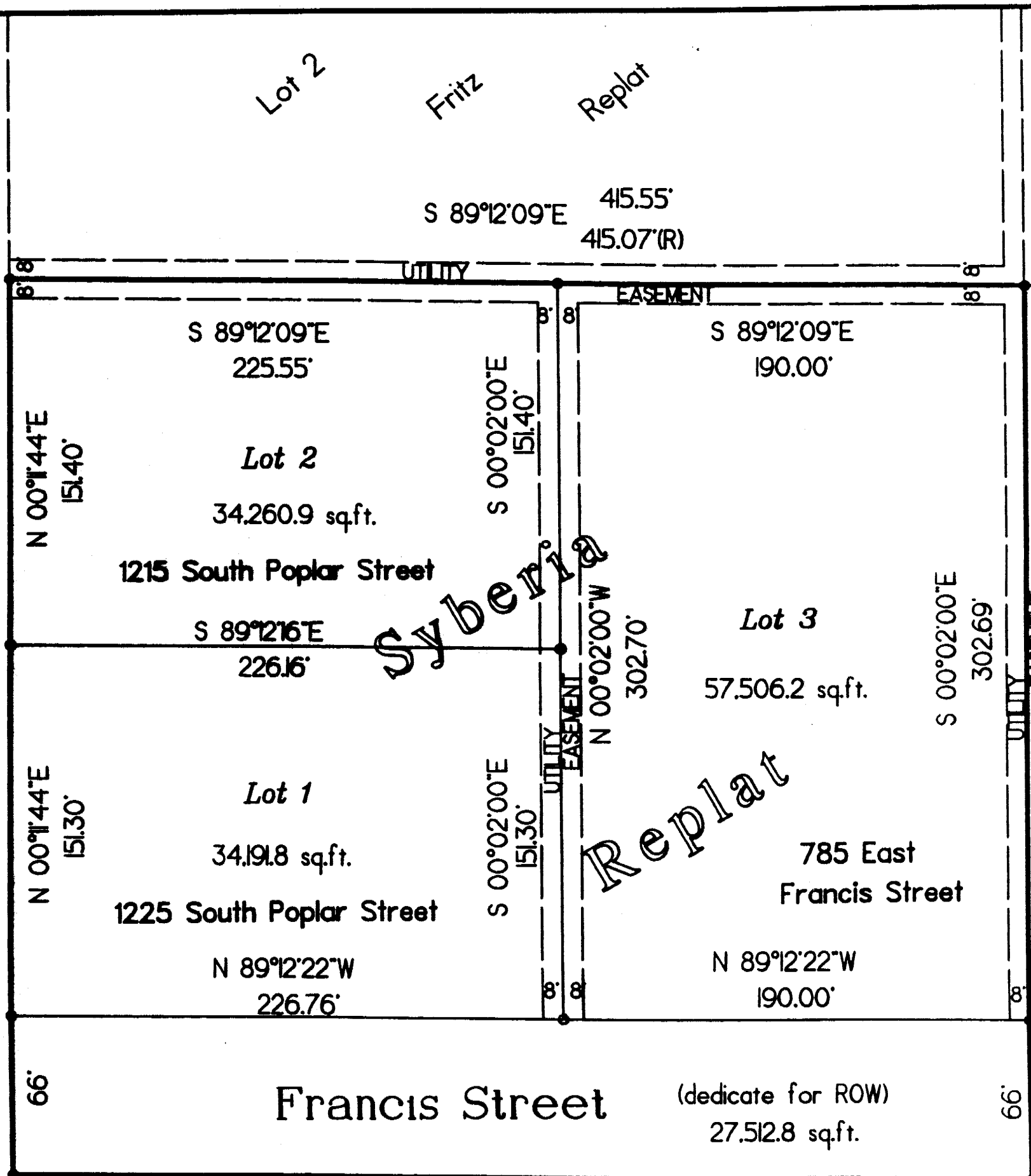
- Corner Found (1/2" rebar)
- Corner Set (1/2" x 24" rebar & OPC)
- 368.69' Measured Distance
- 368.7'(R) Record Distance

file: 9313

Lot 1 U-Save Replat

Poplar Street

Francis Street



Francis Street

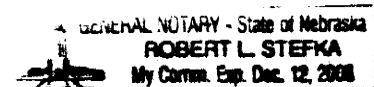
(dedicate for ROW)
27,512.8 sq.ft.

State of Nebraska
County of Lincoln SS

The foregoing instrument was acknowledged before me on April 12, 2004,
by Michael E. Kab, First National Bank, as his voluntary act and deed.

In testimony whereof, I have hereunto set my hand and affixed my seal the day
and year above written.

My commission expires 12-12-06



Robert L. Stefka
Notary Public

State of Nebraska
County of Lincoln SS
City of North Platte

This is to certify that all improvements required by North Platte
Subdivision Regulations have been installed to City Specifications and
are hereby approved and accepted as shown on the foregoing plat
this 23rd day of April, 2004.

Don H. W.
City Engineer

State of Nebraska
County of Lincoln SS
City of North Platte

This is to certify that the foregoing plat was presented to the
Mayor and City Council at their meeting on the 12th day of
April, 2004, and was approved and accepted on that date.

See city records, Volume 25, Page 239

Don H. W.
City Clerk

State of Nebraska
County of Lincoln SS
City of North Platte

This is to certify that the foregoing plat was presented to the
Planning Commission at their meeting on the 12th day of
2004, and was approved on that date.

Michael E. Kab
Chairman

State of Nebraska
County of Lincoln SS
City of North Platte

Syberia Replat of Lot 5, Fritz's Subdivision of part of the
Southeast Quarter of Section 4, Township 13 North, Range 30 West of the
6th P.M., Lincoln County, Nebraska as shown on the foregoing plat is created
with the free consent and in accordance with the desires of the undersigned
who are the sole owners and proprietors of the land included therein and
shall now be known as Syberia Replat, North Platte, Lincoln County,
Nebraska.

- The owner hereby notes that the land is in flood area Zone AO - depth.
- All lots will connect to City of North Platte sanitary sewer and water supply systems.
- All sidewalks will be constructed in accordance with the City of North Platte sidewalk ordinance.
- All storm water will drain to city streets.
- The owner hereby notes that the land is zoned B-2 Business District.
- All easements shown on the foregoing plat are granted for the exclusive use of public utilities and/or access and shall be free of any structures or permanent fixtures that may obstruct present and future use of the easements.
- The owner hereby dedicates the South 66 Feet of Lot 5 of Fritz's Subdivision to the public use and benefit for street right-of-way purposes.

Michael E. Kab
Michael E. Kab, member
Syberia Enterprises, L.L.C.

Robert L. Stefka
First National Bank

State of Nebraska
County of Lincoln SS

The foregoing instrument was acknowledged before me on April 12, 2004,
by Michael E. Kab, Member, Syberia Enterprises, L.L.C., as his voluntary act and deed.
In testimony whereof, I have hereunto set my hand and affixed my seal the day
and year above written.

My commission expires 12-12-06



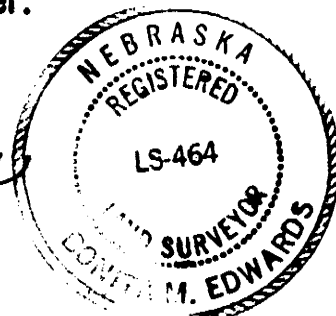
Robert L. Stefka
Notary Public

The Lincoln County Surveyor, has reviewed and approved
the foregoing plat on this 27th day of April,
2004.

Bonita M. Edwards
County Surveyor

I hereby certify that the foregoing plat, completed 4/27/04
complies with the requirements of the ordinances of the City of
North Platte (dated 1998), has been reviewed by the City of North
Platte planning office, and complies with the subdivision laws of the
State of Nebraska, relative to the surveying, dividing, and mapping
of land; that the plat is a correct representation of all boundaries
of the land surveyed, that the plat represents a survey made under
my direction, and that all monuments indicated thereon exist in the
location, size, and the material shown. Said plat is true and correct
to the best of my knowledge and belief.

Bonita M. Edwards
Registered Land Surveyor
Nebr. Reg. No. 484



State of Nebraska
County of Lincoln SS

Filed for record the _____ day of _____

at _____ o'clock _____ M.

See Cabinet _____ Slide _____

Lincoln County Register of Deeds

Edwards Land Surveying

210 West 5th Street

PO Box 507

North Platte, NE 69103

308-532-1819